

Commercial Leasing Office  
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Durham, NC 27705  
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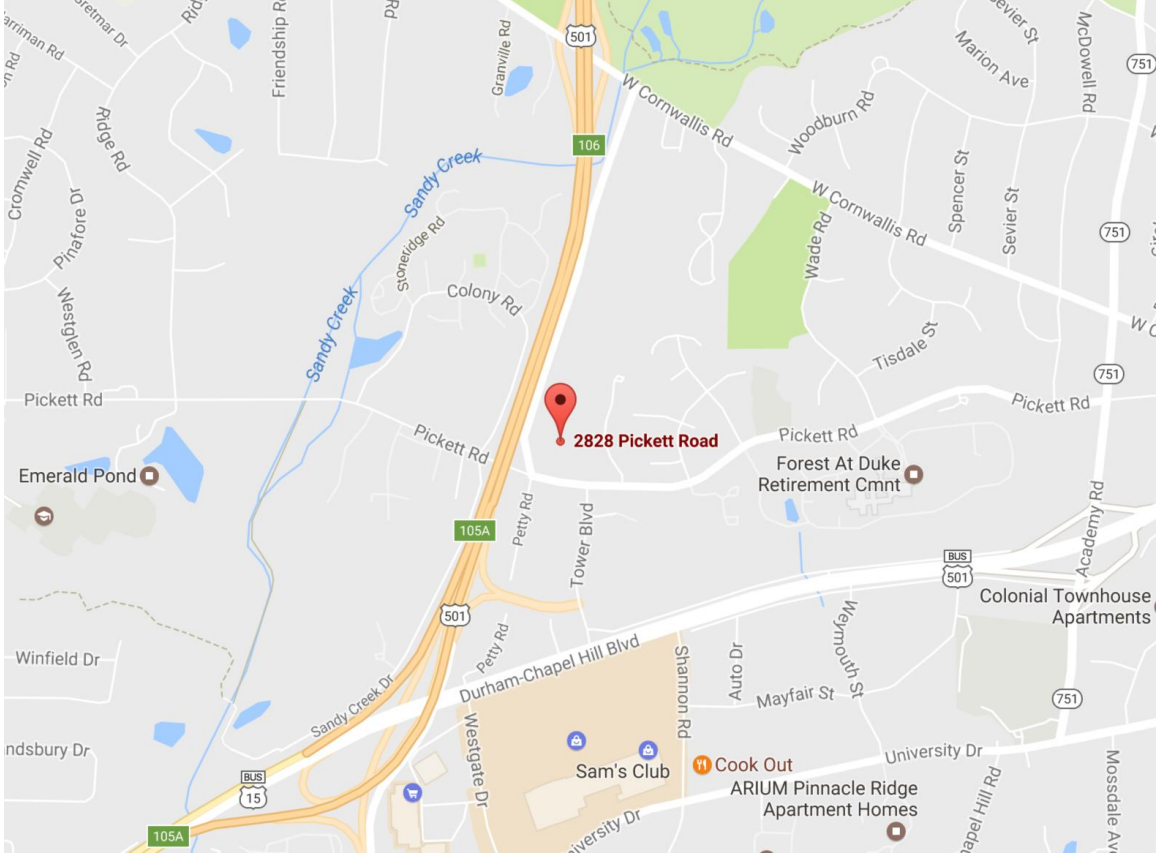


## **2828 Picket Road Office Space for Lease**

- **\$22.00 - \$32.00 PSF**
- **Second floor office space with elevator**
- **Electricity and Water included**
- **Tenant responsible for phone/internet and janitorial**
- **3% annual rent increases**
- **3 year lease term minimum**
- **15% Core Factor**
- **Personal Guarantor required**

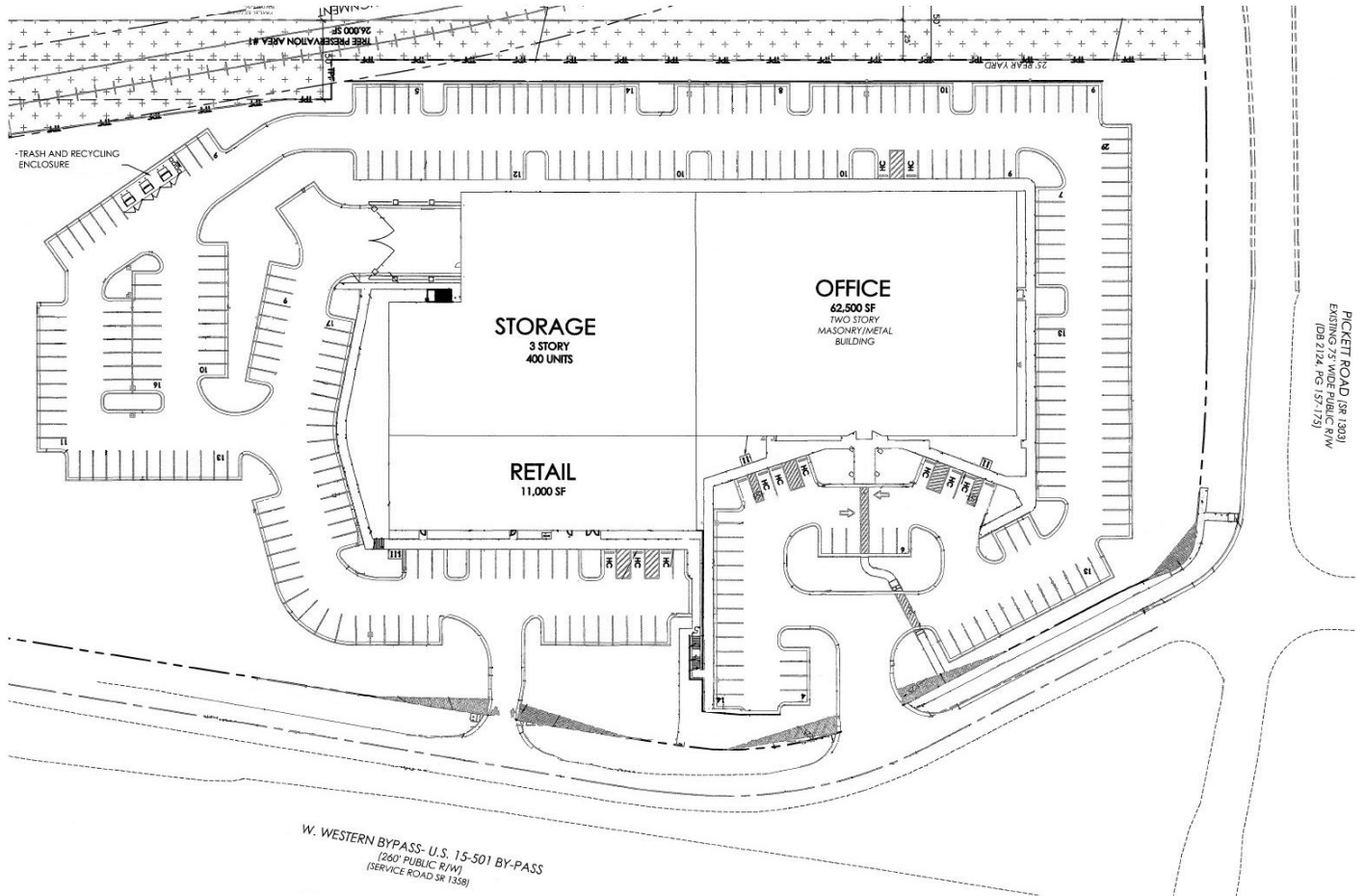
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**Location:  
2828 Pickett Road  
Durham, NC 27705**



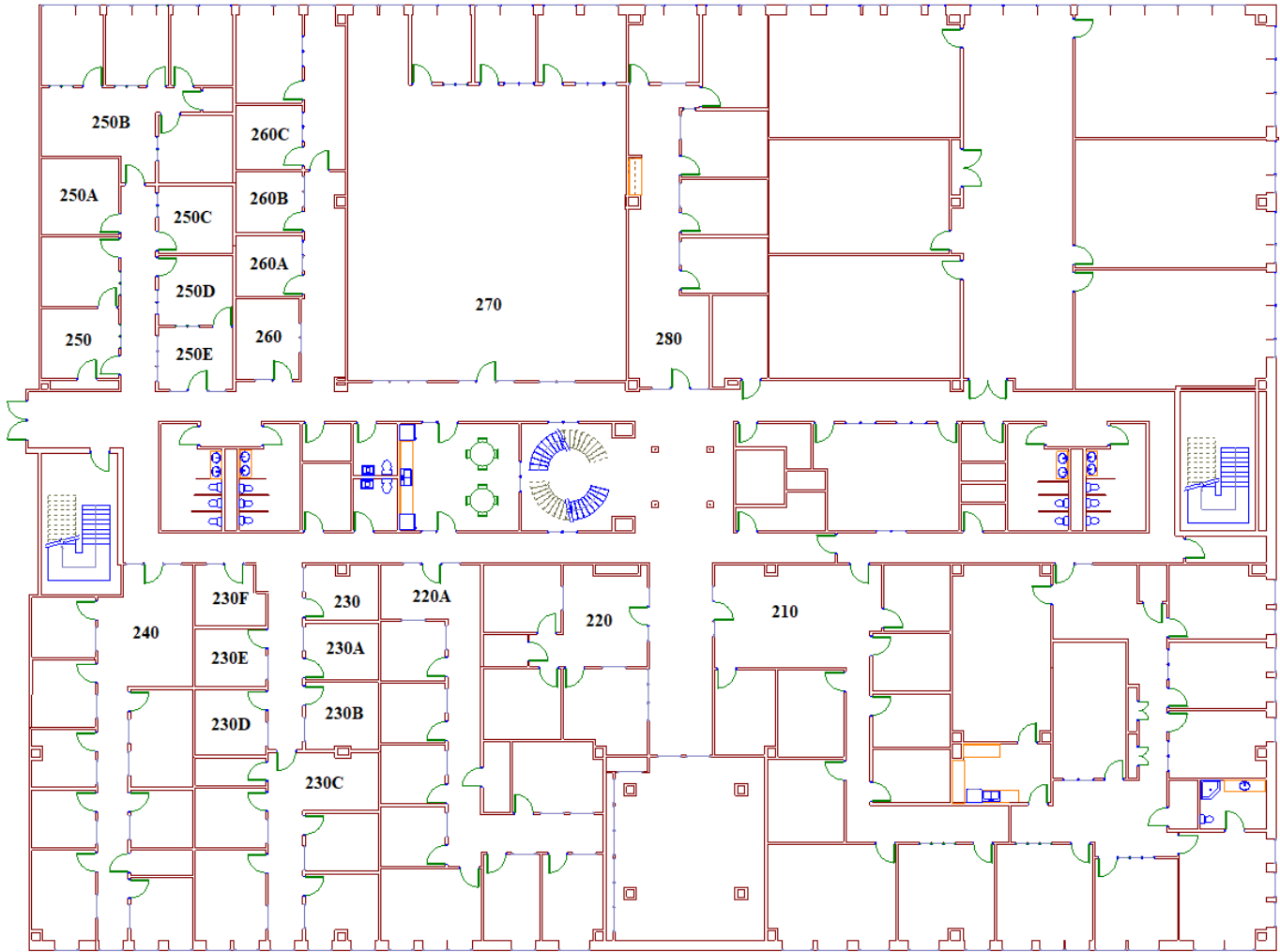
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# Site Plan



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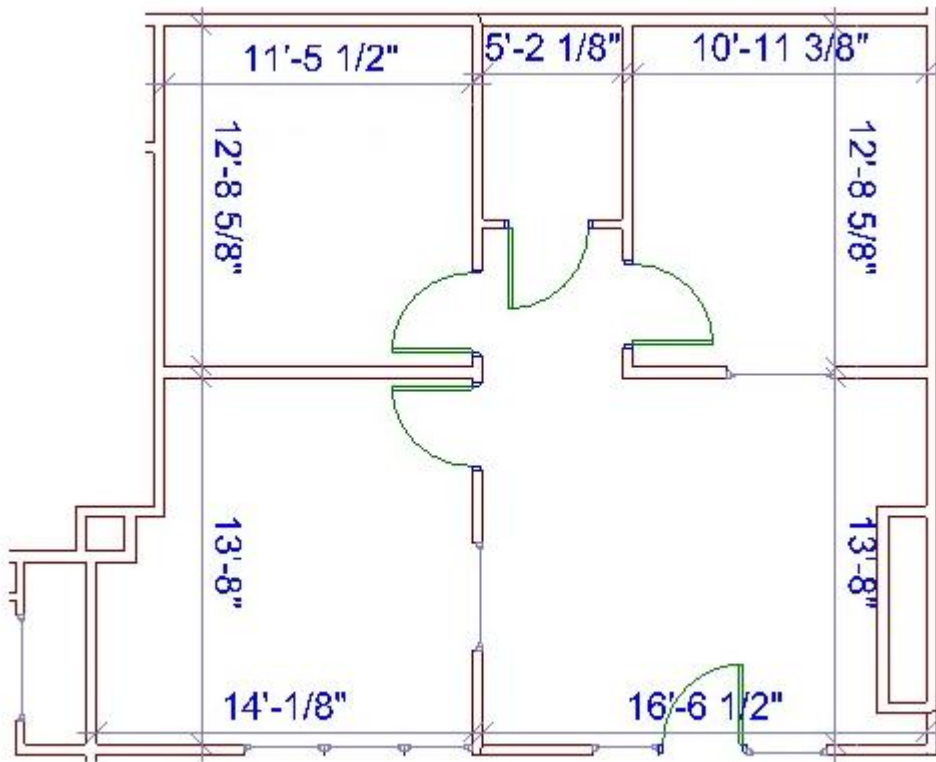
## Second Floor



Suite	Useable SF	Rentable SF	Rate	Monthly Rent	Available
220	820	943	\$ 22.00	\$ 1,728.83	NOW
230	117	135	\$ 31.11	\$ 350.00	NOW
230A	119	137	\$ 30.66	\$ 350.00	NOW
230B	140	161	\$ 26.09	\$ 350.00	NOW
230D	134	154	\$ 27.27	\$ 350.00	NOW
230E	118	136	\$ 30.88	\$ 350.00	NOW
230F	117	135	\$ 31.11	\$ 350.00	NOW
260	146	168	\$ 25.00	\$ 350.00	NOW
260A	118	136	\$ 30.88	\$ 350.00	NOW
270	2818	3241	\$ 22.00	\$ 5,941.83	3-6 months

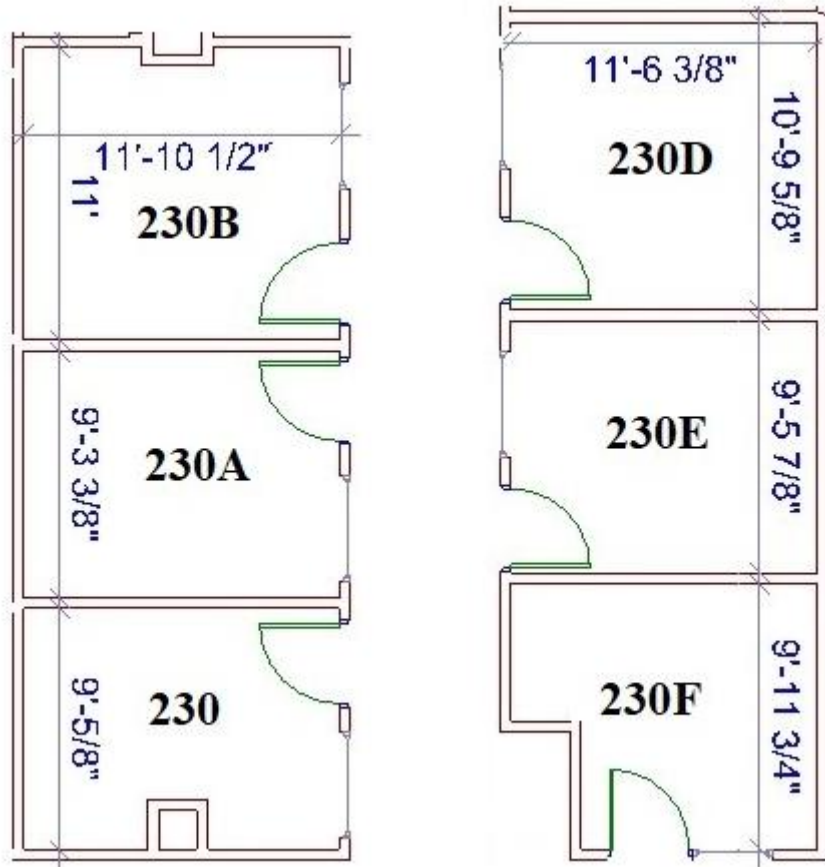
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# Suite 220



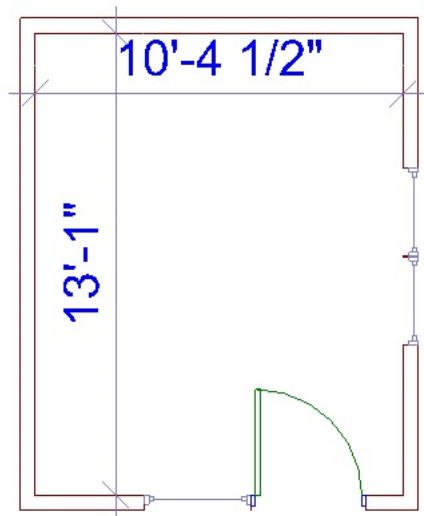
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**Suites 230-230F**  
**Single office spaces**

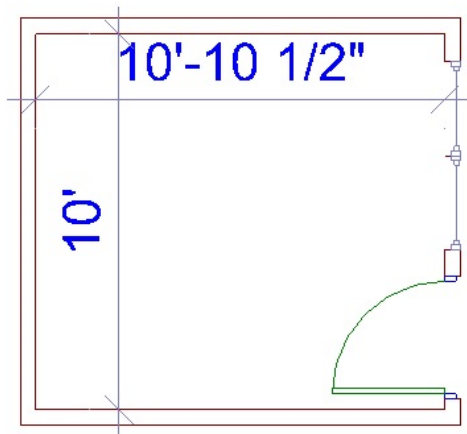


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## Suite 260

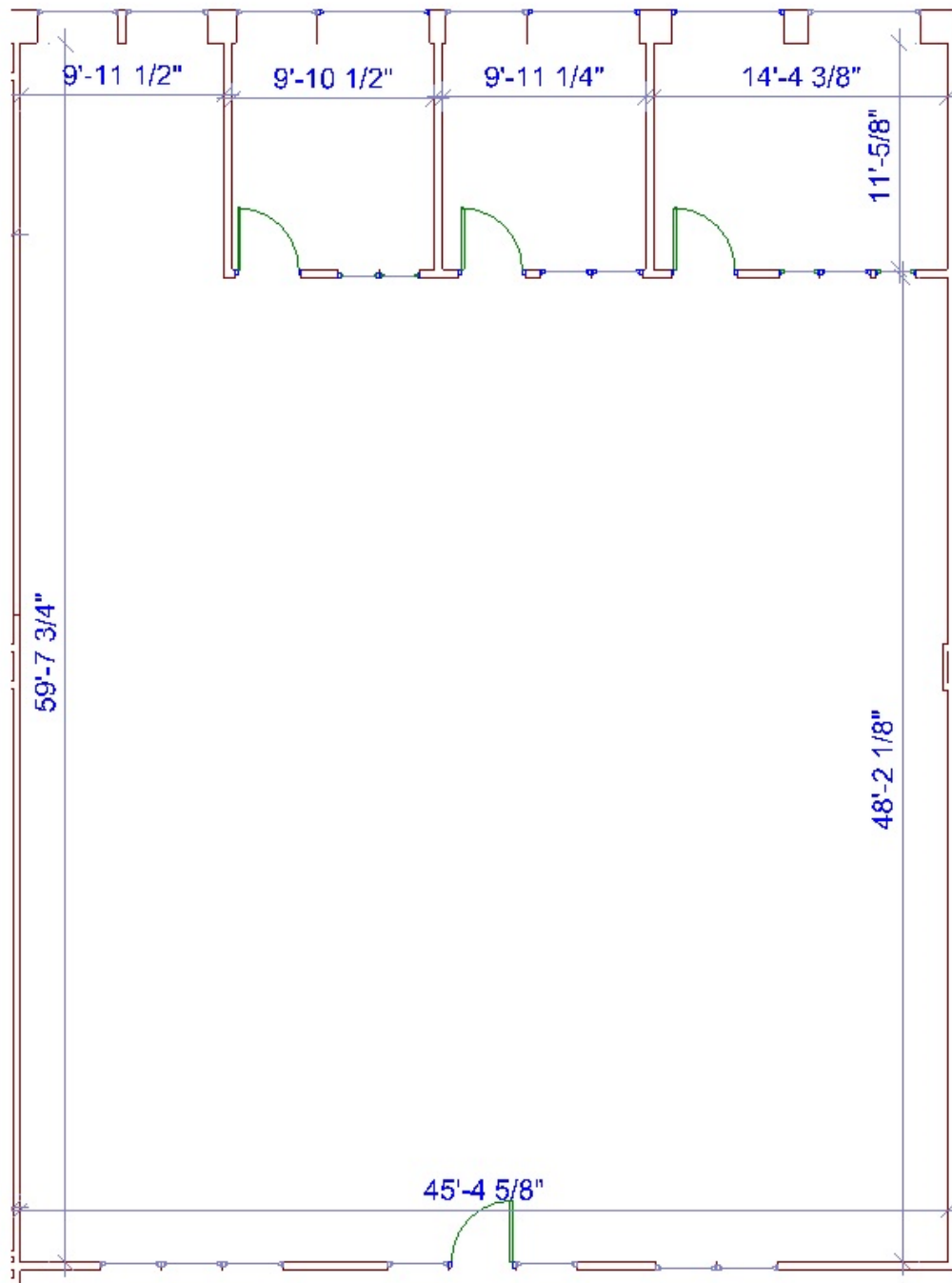


## Suite 260A



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# Suite 270



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